

49± ACRES
WINSTON COUNTY, MS
\$132,300



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATESM

OFFICE (662) 846-1425 | WWW.SMALLTOWNPROPERTIES.COM

THE WINSTON 49

PROPERTY PROFILE

LOCATION:

- Sturgis Road
Louisville, MS 39339
- Winston County
- 10± Miles N of Louisville
- 18± Miles SW of Starkville
- 93± Miles NE of Madison

COORDINATES:

- 33.2547158, -89.05419151

PROPERTY USE:

- Hunting
- Potential Home Site
- Recreational
- Investment

PROPERTY INFORMATION:

- 49± Acres
- Deer, Turkey & Small Game
- Internal Roads
- Food Plots
- Utilities Available
- Hardwood and Pine Mix
- 10± Year-Old Natural Regeneration with Hardwood Bottoms
- Borders Choctaw WMA to the North (21,705± Acres)

TAX INFORMATION:

- 2024 - \$130.01
- Parcel #:161250015-0000300



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BILLY CARPENTER

LAND SPECIALIST

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701 W. Sunflower Rd - Cleveland, MS 38732

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE WINSTON 49

WELCOME TO WINSTON COUNTY, MS! IF YOU'VE BEEN SEARCHING FOR AN AFFORDABLE HUNTING TRACT WITH BIG POTENTIAL, THE WINSTON 49 IS WORTH CONSIDERING! This $49\pm$ acre property is located approximately 18 miles southwest of Starkville and borders the Choctaw WMA, giving you the rare opportunity to set up camp and have direct access to over 20,000 acres of public hunting land right next door.

The Winston 49 features approximately 1,500± feet of frontage on Sturgis Road, with utilities available, making it an excellent option for a future camp or weekend getaway. The timber was cut in 2016–2017, but a strong portion of the hardwood bottoms was left, creating a diverse mix of habitat and cover that wildlife love. A new road system and food plots are established, providing a great starting point for anyone looking to develop this property into a premier hunting setup.



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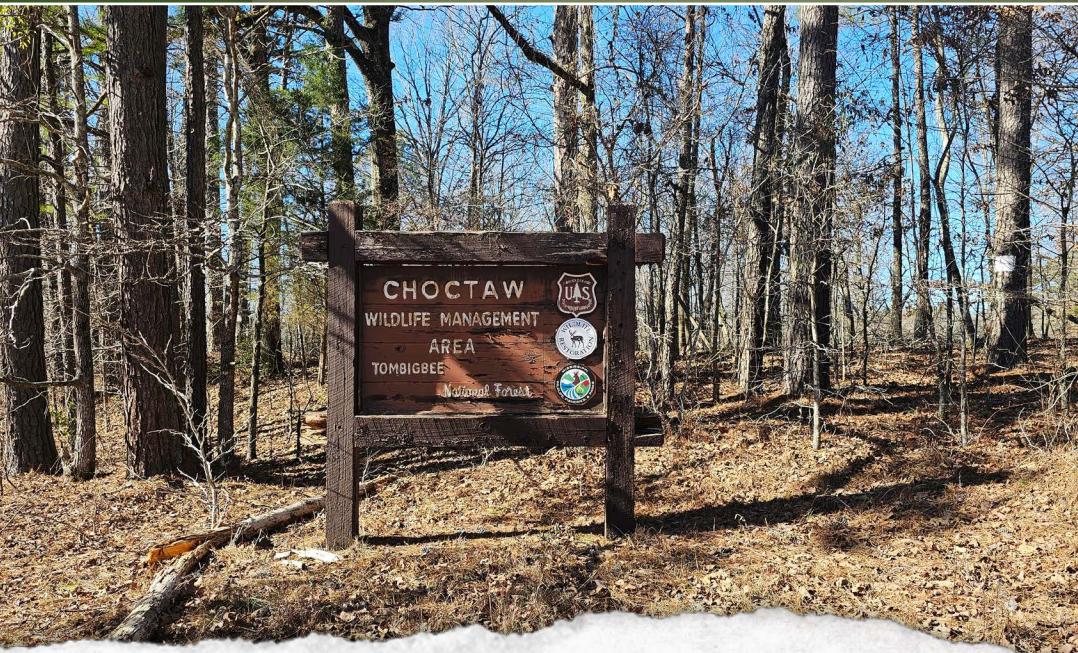
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MORE ABOUT THE WINSTON 49

One of the standout features is a hardwood draw that runs the length of the property north to south. This draw is loaded with large oak trees and surrounded by thick natural regeneration, an ideal combination for holding deer. As an added bonus, there may also be potential to dam the draw and create a small lake, offering another level of recreational and habitat value.

This property is truly a blank slate, and with a little work and the right vision, it could become something special. Whether you're looking for an affordable place to hunt, a location to build a camp, or a long-term outdoor investment, the Winston 49 is a solid choice.

Give Billy Carpenter a call today to schedule your private showing and experience #TheSmallTownWay!



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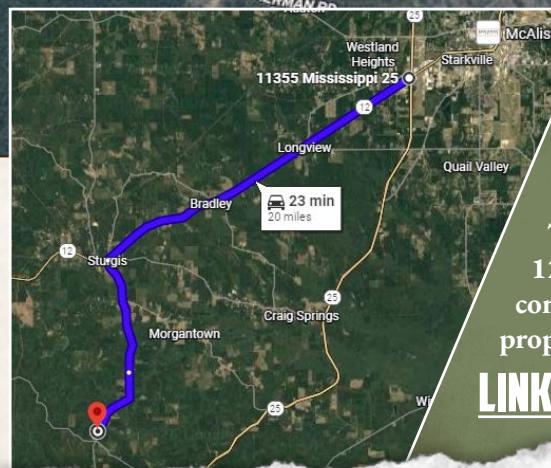
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land **id.** **LINK**

Directions from the Intersection of HWY 12 & 25 in Starkville, MS:
Travel 13 miles southwest on HWY 12. Turn left on Louisville Road and continue to Sturgis Road for 7 miles. The property will be on your right.

LINK TO GOOGLE MAP DIRECTIONS



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